



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Siena At Old Orchard Condo Association
DOCKET NO.: 19-51365.001-R-2 through 19-51365.101-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Siena At Old Orchard Condo Association, the appellant(s), by attorney Joanne Elliott, of Elliott & Associates Attorneys, PLLC in Des Plaines; the Cook County Board of Review; the Niles Twp. H.S.D. #219 intervenor, by attorney Michael J. Hernandez of Franczek P.C. in Chicago.

Prior to the hearing the parties reached an agreement as to the correct assessment of the subject property. This assessment agreement was presented to and considered by the Property Tax Appeal Board.

After reviewing the record and considering the evidence submitted, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this **Cook** County appeal. The Property Tax Appeal Board further finds that the agreement of the parties is proper, and the correct assessed valuation of the property is:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
19-51365.001-R-2	10-16-222-036-1001	1663	35664	37327
19-51365.002-R-2	10-16-222-036-1003	1166	25008	26174
19-51365.003-R-2	10-16-222-036-1005	1435	30766	32201
19-51365.004-R-2	10-16-222-036-1006	1435	30766	32201
19-51365.005-R-2	10-16-222-036-1007	1244	26671	27915
19-51365.006-R-2	10-16-222-036-1008	1499	32153	33652
19-51365.007-R-2	10-16-222-036-1009	1247	26732	27979
19-51365.008-R-2	10-16-222-036-1010	1244	26671	27915
19-51365.009-R-2	10-16-222-036-1011	1637	35109	36746
19-51365.010-R-2	10-16-222-036-1012	1637	35109	36746
19-51365.011-R-2	10-16-222-036-1013	1032	22143	23175
19-51365.012-R-2	10-16-222-036-1015	1247	26732	27979
19-51365.013-R-2	10-16-222-036-1016	1244	26671	27915
19-51365.014-R-2	10-16-222-036-1017	1435	30766	32201
19-51365.015-R-2	10-16-222-036-1018	1435	30766	32201
19-51365.016-R-2	10-16-222-036-1019	923	19802	20725
19-51365.017-R-2	10-16-222-036-1020	1178	25254	26432
19-51365.018-R-2	10-16-222-036-1021	1456	31229	32685
19-51365.019-R-2	10-16-222-036-1022	1663	35664	37327
19-51365.020-R-2	10-16-222-036-1023	1663	35664	37327

19-51365.021-R-2	10-16-222-036-1024	893	19156	20049
19-51365.022-R-2	10-16-222-036-1025	1166	25008	26174
19-51365.023-R-2	10-16-222-036-1026	1248	26763	28011
19-51365.024-R-2	10-16-222-036-1028	1435	30766	32201
19-51365.025-R-2	10-16-222-036-1029	1244	26671	27915
19-51365.026-R-2	10-16-222-036-1030	1499	32153	33652
19-51365.027-R-2	10-16-222-036-1031	1247	26732	27979
19-51365.028-R-2	10-16-222-036-1032	1244	26671	27915
19-51365.029-R-2	10-16-222-036-1033	1637	35109	36746
19-51365.030-R-2	10-16-222-036-1034	1637	35109	36746
19-51365.031-R-2	10-16-222-036-1035	1032	22143	23175
19-51365.032-R-2	10-16-222-036-1036	762	16353	17115
19-51365.033-R-2	10-16-222-036-1037	1247	26732	27979
19-51365.034-R-2	10-16-222-036-1038	1244	26671	27915
19-51365.035-R-2	10-16-222-036-1039	1435	30766	32201
19-51365.036-R-2	10-16-222-036-1040	1435	30766	32201
19-51365.037-R-2	10-16-222-036-1041	923	19802	20725
19-51365.038-R-2	10-16-222-036-1042	1178	25254	26432
19-51365.039-R-2	10-16-222-036-1043	1456	31229	32685
19-51365.040-R-2	10-16-222-036-1044	1663	35664	37327
19-51365.041-R-2	10-16-222-036-1045	1663	35664	37327
19-51365.042-R-2	10-16-222-036-1046	893	19156	20049
19-51365.043-R-2	10-16-222-036-1047	1166	25008	26174
19-51365.044-R-2	10-16-222-036-1048	1248	26763	28011
19-51365.045-R-2	10-16-222-036-1049	1435	30766	32201
19-51365.046-R-2	10-16-222-036-1050	1435	30766	32201
19-51365.047-R-2	10-16-222-036-1051	1244	26671	27915
19-51365.048-R-2	10-16-222-036-1052	1499	32153	33652
19-51365.049-R-2	10-16-222-036-1053	1247	26732	27979
19-51365.050-R-2	10-16-222-036-1055	1637	35109	36746
19-51365.051-R-2	10-16-222-036-1056	1637	35109	36746
19-51365.052-R-2	10-16-222-036-1057	1032	22143	23175
19-51365.053-R-2	10-16-222-036-1058	762	16353	17115
19-51365.054-R-2	10-16-222-036-1059	1247	26732	27979
19-51365.055-R-2	10-16-222-036-1060	1244	26671	27915
19-51365.056-R-2	10-16-222-036-1061	1435	30766	32201
19-51365.057-R-2	10-16-222-036-1062	1435	30766	32201
19-51365.058-R-2	10-16-222-036-1063	923	19802	20725
19-51365.059-R-2	10-16-222-036-1064	1178	25254	26432
19-51365.060-R-2	10-16-222-036-1065	1456	31229	32685
19-51365.061-R-2	10-16-222-036-1066	1663	35664	37327
19-51365.062-R-2	10-16-222-036-1067	1663	35664	37327
19-51365.063-R-2	10-16-222-036-1068	893	19156	20049
19-51365.064-R-2	10-16-222-036-1069	1166	25008	26174
19-51365.065-R-2	10-16-222-036-1070	1248	26763	28011
19-51365.066-R-2	10-16-222-036-1071	1435	30766	32201

19-51365.067-R-2	10-16-222-036-1072	1435	30766	32201
19-51365.068-R-2	10-16-222-036-1074	1499	32153	33652
19-51365.069-R-2	10-16-222-036-1075	1247	26732	27979
19-51365.070-R-2	10-16-222-036-1076	1244	26671	27915
19-51365.071-R-2	10-16-222-036-1077	1637	35109	36746
19-51365.072-R-2	10-16-222-036-1078	1637	35109	36746
19-51365.073-R-2	10-16-222-036-1079	1032	22143	23175
19-51365.074-R-2	10-16-222-036-1080	762	16353	17115
19-51365.075-R-2	10-16-222-036-1081	1247	26732	27979
19-51365.076-R-2	10-16-222-036-1082	1244	26671	27915
19-51365.077-R-2	10-16-222-036-1083	1435	30766	32201
19-51365.078-R-2	10-16-222-036-1084	1435	30766	32201
19-51365.079-R-2	10-16-222-036-1085	923	19802	20725
19-51365.080-R-2	10-16-222-036-1086	1178	25254	26432
19-51365.081-R-2	10-16-222-036-1087	1456	31229	32685
19-51365.082-R-2	10-16-222-036-1088	1663	35664	37327
19-51365.083-R-2	10-16-222-036-1089	1663	35664	37327
19-51365.084-R-2	10-16-222-036-1090	893	19156	20049
19-51365.085-R-2	10-16-222-036-1091	1166	25008	26174
19-51365.086-R-2	10-16-222-036-1092	1248	26763	28011
19-51365.087-R-2	10-16-222-036-1094	1435	30766	32201
19-51365.088-R-2	10-16-222-036-1095	1244	26671	27915
19-51365.089-R-2	10-16-222-036-1096	1499	32153	33652
19-51365.090-R-2	10-16-222-036-1097	1247	26732	27979
19-51365.091-R-2	10-16-222-036-1098	1244	26671	27915
19-51365.092-R-2	10-16-222-036-1099	1637	35110	36747
19-51365.093-R-2	10-16-222-036-1100	1637	35110	36747
19-51365.094-R-2	10-16-222-036-1101	1032	22144	23176
19-51365.095-R-2	10-16-222-036-1102	762	16354	17116
19-51365.096-R-2	10-16-222-036-1103	1247	26733	27980
19-51365.097-R-2	10-16-222-036-1104	1244	26672	27916
19-51365.098-R-2	10-16-222-036-1106	1435	30767	32202
19-51365.099-R-2	10-16-222-036-1108	1178	25255	26433
19-51365.100-R-2	10-16-222-036-1109	1456	31230	32686
19-51365.101-R-2	10-16-222-036-1110	1662	35634	37296

Subject only to the State multiplier as applicable.

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This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Member



Member

DISSENTING: _____

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: July 16, 2024



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year or years of the same general assessment period, as provided in Sections 9-125 through 9-225, are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for such subsequent year or years directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.

PARTIES OF RECORD

AGENCY

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